

WEST SUBCOMMITTEE MINUTES  
RAMONA COMMUNITY PLANNING GROUP  
15873 HWY 67, RAMONA, CA 92065  
RAMONA COMMUNITY CENTER  
434 AQUA LANE, RAMONA  
AUGUST 25, 2008, 7:00 P.M.

m/o 9/18  
**RECEIVED**

SEP 18 2008  
San Diego County  
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER – 7:08 p.m.
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.

Members Present: Kristi Mansolf, Chair; George Boggs, Carolyn Dorroh, Charlotte Hambly, Richard Jarrett, Vivian Osborn

Members Absent: Jeff Lachine, Kareen Madden, Beverly Maes, Luauna Stines

Ms. Mansolf announced that Tom Ramsthaller has dropped off the West Subcommittee.

As Ms. Osborn was expected and not in attendance at the start of the meeting, and Ms. Hambly said Ms. Stines and Ms. Maes would be absent, a decision was made to take off Beverly Maes and Luauna Stines and ask them to reapply at the next RCPG meeting. There were no objections.

Guests: Jim and JoAnn Harlan, Tony Rubine, Karl Higgins, Bruce and Linda Eastwood, Arvie and John Degenfelder, Carol Angus

3. ANNOUNCEMENTS -- Ms. Mansolf announced that DPLU sent the Spirit of Joy Lutheran Church a letter saying that sewer is not available at the site. Annexation to the RMWD is required for the project to proceed. There are currently no plans for this. The scoping letter is out for the Cumming Ranch project. The GPA and SPA are out for Montecito Ranch. Ms. Mansolf will make copies of the CD if anyone wants it.
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None
5. AD 08-041, Additional Story for Main Residence, Roether Residence, 18961 Starvation Mt. Rd., 3.82 acres (Action)

Mr. Roether lost his residence in the Witch fire. There were avocado trees on site – a few are left. He wants to rebuild and step his house up the side of a mountain. The garage will be on the first story with a bedroom over the garage. He will integrate the boulders and the site in with his house. Essentially, he will be building three stories. No rock will be blasted.

MOTION: TO APPROVE.

Upon motion made by George Boggs and seconded by Richard Jarrett, the Motion passed 5-0-0-0-3, with Jeff Lachine, Kareen Madden and Vivian Osborn absent.

6. AD 08-038, Cordiano Boutique Winery, 15732 Highland Valley Rd.  
Manno Trust, Owner. 9.79 acres (Action)

Mr. Cordiano presented the project. His driveway accesses unto Highland Valley Rd. Mr. Cordiano has a license to produce wine. He wants to sell the wine he produces and have a tasting room. His plot plan shows what is existing and what is proposed. Twenty three parking spaces are proposed. There are 2 driveways – there is a driveway on both the eastern and western parcel. The driveway to be used for the tasting room will be on the western parcel.

Ms. Osborn says that Highland Valley Rd. is a public road. She has concerns with site distance.

Mr. Boggs said the knob needs to be cut back. Signs are needed to show the entrance to the tasting room.

Mr. Cordiano said the driveway to access the tasting room is 16 feet wide.

Ms. Dorroh said the length of the driveway should be shown on the plot plan. There is a bus stop in the area. How far away from the property is the bus stop?

Mr. Cordiano said the bus stop is 75 feet to 100 feet away from the driveway.

Ms. Dorroh asked if the facility also included a bed and breakfast? One is shown on the plot plan.

Mr. Cordiano said he put on the plot plan all of what he may want to do. He wants to have a home-stay.

Ms. Dorroh asked about gift sales and said the width of the doorways should show on the plot plan. The project needs to be ADA compliant.

Speaker: Carol Angus, Ramona Resident

Ms. Angus wanted to be sure the neighbors to the project are notified. She said the County has the requirements for an administrative permit on the DPLU web site. The permit has to make bulk, scale and harmony findings in consideration of the surrounding area.

Speaker: Linda Eastwood, Ramona Resident

Ms. Eastwood has concerns with the time Mr. Cordiano says the facility will be open -- 10 a.m. to 10 p.m. The zoning ordinance says 10 a.m. to sunset.

Mr. Cordiano said he will do whatever the County requires.

Ms. Mansolf said the RCPG had concerns with the language of 10 a.m. to sunset as being too vague.

Ms. Eastwood asked what happens if the EIR for Boutique Wineries goes downhill? What will happen to this project?

Mr. Boggs said it will be in the pipeline.

Speaker: Rose Salerno, Ramona Resident

Ms. Salerno is interested in seeing what is involved with the process for administrative permit for boutique wineries. She feels DPLU will spell out the requirements for the structure and access.

Ms. Osborn said she wants to send comments – she doesn't want to approve the project. She wants him to continue to process, and send comments.

Ms. Dorroh asked that the property line be shown on the parcel map.

Mr. Jarrett said that each of the elements, such as the gift shop needs to be prepared. He suggested preparing a plan of the house, showing the bedrooms, places to sit, bathrooms, and get a firm layout to present.

MOTION: TO ALLOW MR. CORDIANO TO PROCEED WITH HIS ADMINISTRATIVE PERMIT AT THIS TIME.

Upon motion made George Boggs and seconded by Kristi Mansolf, the Motion failed 4-0-2-0-2, with Carolyn Dorroh and Vivian Osborn abstaining, and Jeff Lachine and Kareen Madden absent.

7. APN 277-111-32-00, Request for D8 Waiver, Southwest Corner of Highlander Dr. and Highland Creek Rd. Applicant: Harlan

Mr. Harlan presented the project. They are in the process of buying the last site with a D8 Designator in the Highlander area. They presented plans signed by the County and photographs. The Zoning Project Manager has been on vacation, and they did not have the D8 Waiver Request form from the County, nor had the RCPG received it. Ms. Mansolf had a copy of the D8 criteria, and it was looked over fairly generally. There are no boulders on site, and the floodway/floodplain will not be disturbed. The Harlans are not aware of how much grading will need to be done, but will try and find out the grading summary before the RCPG meeting. The land appears to be fairly flat, except for a small knoll, where the house will go.

MOTION: TO RECOMMEND WAIVING THE D8 DESIGNATOR.

Upon motion made by George Boggs, and seconded by Kristi Mansolf, the Motion passed 5-0-1-0-2, with Vivian Osborn abstaining, and Jeff Lachine and Kareen Madden absent.

8. GPA 08-006/PAA08-006, TM 5554/P08-032, P71-396-01, Ramona Air Center. 2493 Montecito Rd., nearest cross street is Montecito Way. A public/private aviation project between the County at the Ramona Airport and the Ramona Air Center, LLC. Includes 42 Separate Buildings, Condominium Plan, Site Plan, Major Use Permit (MUP) and MUP modification, General Plan Amendment and Road Vacation of SC 931, Montecito Rd. Extension through Airport. (Action)

Karl Higgins introduced himself and Tony Rubino. The project is in 2 parts. There is a private part and a public part. The Major Use Permit (MUP) and the Tentative Map is for the private side, and the MUP Modification is for the public side. There is a 62 acre parcel on the west side of the County Airport. It has been grazed. Thirty eight acres will be used. The public side of the airport will have 1-story hangers added. These will be leased. On the other side, 12 acres of private land was bought. On this side 56 buildings/hangers will be built, ranging from 3,000 to 10,000 sq. ft., with aircraft on the ground floor, and an office on top. On the private side, people will own the dirt as well as the building. It is an aviation/condo project. There will be 3 micro parks on site. The County and the FAA asked for a portion of Montecito Rd. to be vacated. This portion is on the southeast corner of the project line and is about 4,600 feet. In June of 2006, the RCPG voted to delete the SC 931, which is the part of Montecito Rd. that goes into the Airport. In August of 2006, the Board of Supervisors accepted this. In 2003, the sewer was extended to the tower. All of the Airport is on sewer. Cal Fire recently added sewer. They are working with the RMWD for conditions and permits. The County put in a 240 EDU line. Seven EDU's are being used now. The RAC will use 120 EDU's, or half of the system capacity of the line. An EIR will be done. He is anticipating that in the 4<sup>th</sup> quarter of 2009, the project will go before the Planning Commission, and in the first quarter of 2010, to the Board of Supervisors. In 2005 the RCPG voted 10 to 5 in favor of the concept of the project. Parking will be moved to the west side of the Airport. The RAC gave the County a reciprocal easement and received an MOU with the County. The RAC will bear the expense. Normally the County will go to the FAA to get grants. Privately built hangers will be used. Mr. Higgins has received 50 letters in support of the project.

Ms. Dorroh asked if there would be an increase in air traffic?

Mr. Higgins said that most people with planes need a place to park them. Some will travel frequently and use their plane more often.

MOTION: TO SEND COMMENTS.

Upon motion by Charlotte Hambly and seconded by Vivian Osborn, the Motion passed 6-0-0-0-3, with Jeff Lachine and Karreen Madden absent.

9. Corrections/Approval to the Minutes 7-23-08 (Action) – Not Addressed
10. Adjournment – 9:50

Respectfully submitted,

Kristi Mansolf